



Fischbach Land Company 510 Vonderburg Dr., Suite 302 Brandon, FL 33511 813-540-1000

Lithia Pinecrest Rd Business Professional Office or Residence Reed Fischbach Zoned R-BPO in the Heart of Brandon, FL FischbachLandCompany.com/BrandonOfficeHome

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# Fischbach

# Lithia Pinecrest Rd Business Professional Office or Residence, Brandon, FL

Great location for your home or office in the heart of Brandon! This property, already zoned R-BPO but currently utilized as a single family home – could be your home or office that is conveniently located near all of Brandon's amenities. Located between

Lumsden Road and SR 60 at the intersection of Bryan Road and Lithia Pinecrest Road, this property offers high visibility and is surrounded by flourishing small businesses. The 2,310 SF home currently has 4 bedrooms, 2.5 bathrooms, three living spaces and a kitchen – the floor plan allows plenty of space for you to easily customize this to your needs. The backyard offers a peaceful backdrop, featuring stately shade trees and privacy fencing.

County: Hillsborough Property Type: Business Professional Office, Residential Home Sale Price: \$285,000 Acres: 0.67 +/- acres Property Address: 306 Lithia Pinecrest Road, Brandon, FL 33511 Nearest Intersection: Lithia Pinecrest Road and Bryan Road Road Frontage: 195 +/- feet on Lithia Pinecrest Road Water by: Hillsborough County Sewer by: Septic Electric by: TECO Internet by: Spectrum Zoning: R-BPO Future Land Use: R-6 STR: 26-29-20 Folio/PIN: 070797-0000 Property Taxes: \$1,100 Property Uses: Business Office, Residential Home Site Improvements: Single Family Home, 2,310 +/- SF

## Zoned R-BPO in the Heart of Brandon

High Visibility! Surrounded by Thriving Small Businesses Single Family Brick Home or Professional Office: 2,310 +/- SF Floor Plan is Easily Customized to Suit Your Needs!



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ction of property and records to come to their own conclusions

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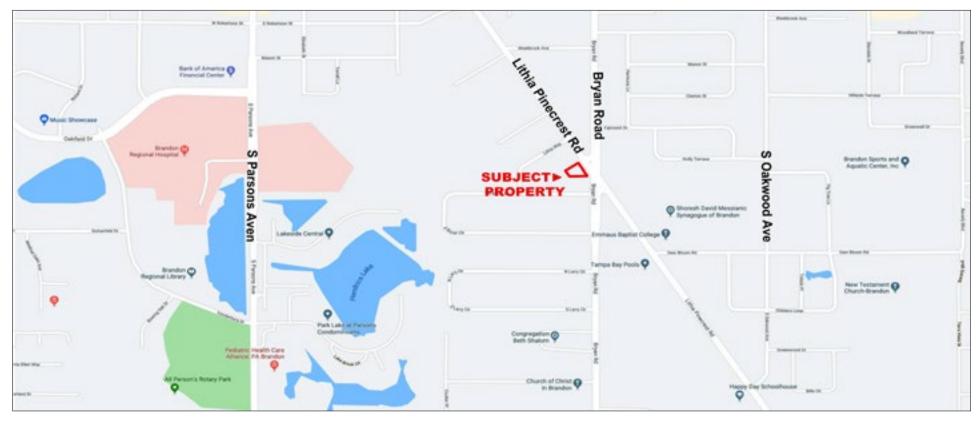
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## Close to I-75, Westfield Brandon Mall, Restaurants, Medical Community, Brandon Business District, and All of Brandon's Amenities



#### **Assigned Schools:**

#### **Driving Directions from I-75**

- Yates Elementary School
- Mann Middle School
- **Brandon High School**
- Take exit 257 and head east on SR 60 (4.1 mi)
- Bear right onto S Lithia Pinecrest Road/CR 640 (0.4 mi) ٠
- Arrive at destination on the right

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